

# PETITION FOR SPECIAL EXCEPTION 84-158-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Service Garage

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State

Legal Owner(s): (Type or Print Name) Signature Address City and State

By for Petitioner: (Type or Print Name) Signature Address City and State

Name, address and phone number of legal owner, tract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of October, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of December, 1983, at 11:00 o'clock A.M.

John E. Bohlen, Jr., Esquire  
6708 Belair Road  
Baltimore, Md. 21206

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

SE Corner Mace Ave. and Beck St., 15th District : OF BALTIMORE COUNTY

MARIE E. CIEKOT, et al., Petitioners : Case No. 84-153-X

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, MD 21204  
494-2138

I HEREBY CERTIFY that on this 30th day of November, 1983, a copy of the foregoing Order was mailed to John E. Bohlen, Jr., Esquire, 6708 Belair Road, Baltimore, MD 21206, Attorney for Petitioners.

John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: November 30, 1983

Norman E. Gerber, Director  
FROM: Office of Planning and Zoning

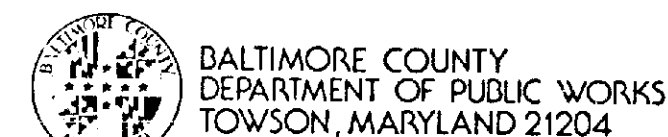
SUBJECT: Marie E. Ciekot, et al No. 84-158-X

If granted, it is requested that:

1. The entrance to Beck Street be rebuilt to current County standards; that curb, gutter and sidewalk be extended accordingly.
2. That landscaping be provided so as to soften the impact of this type of use on the adjacent residential properties.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JCH/sf



HARRY J. PISTEL, P.E.  
DIRECTOR

November 22, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #93 (1983-1984)  
Property Owner: Marie E. Ciekot, et al  
S/E cor. Mace Avenue and Beck Street  
Acres: 0.166 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Mace Avenue and Beck Street are existing public roads; whereas the former is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way with fillet areas for sight distance at their intersection, no further improvements are proposed for Beck Street.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #93 (1983-1984)  
Property Owner: Marie E. Ciekot, et al  
Page 2  
November 22, 1983

### Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,  
Robert A. Morton, P.E., Chief  
Bureau of Public Services

RAM:EM:FW:ss

cc: John J. Trenner

I-SW Key Sheet  
6 NE 27 Pos. Sheet  
NE 2 G Topo  
97 Tax Map

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 7, 1983

John E. Bohlen, Jr., Esquire  
6708 Belair Road  
Baltimore, Maryland 21206

RE: Item No. 93 - Case No. 84-158-X  
Petitioner - Marie E. Ciekot, et al  
Special Exception Petition

Dear Mr. Bohlen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: James S. Spamer & Associates  
8017 York Road  
Towson, Md. 21204

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

ofo  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 18th day of October, 1983.

Arnold Jablon  
Zoning Commissioner

Petitioner Marie E. Ciekot, et al Received by Nicholas B. Commodari, Jr.  
Petitioner's Attorney John E. Bohlen, Jr., Esq. Chairman, Zoning Plans Advisory Committee

ORDER RECEIVED FOR FILING

DATE December 22, 1983

Marie E. Ciekot, et al 84-158-X  
SE Corner of Mace Avenue and Beck Street



ORDER RECEIVED FOR FILING

DATE December 22, 1983

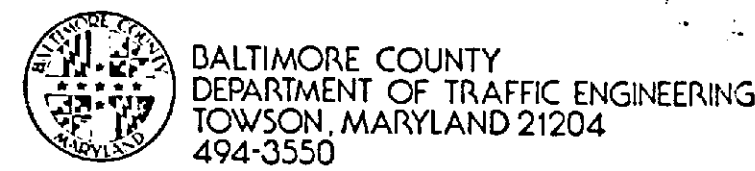
BY Mary Conner

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22 day of December, 1983, that the herein Petition for Special Exception for a service garage, in accordance with the site plan filed herein, dated August 17, 1983, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following:

1. Compliance with all Health Department requirements and with Sections 405 and 409.2.c. of the Baltimore County Zoning Regulations.
2. Approval of the aforementioned site plan by the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Jean M. Jung  
Deputy Zoning Commissioner of  
Baltimore County



STEPHEN E. COLLINS  
DIRECTOR

November 10, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 92 (93) 94, 95 ZAC Meeting of October 18, 1983  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 92, 93, 94, and 95.

Michael S. Flanagan  
Traffic Engineering Assoc. II

MSF/ccm

BAITMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 93, Zoning Advisory Committee Meeting of OCT 18, 1983

Property Owner: Marie E. Ciekot, et al

Location: SE/Cor. Mace Avenue District 15

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 93  
Page 2

- ( ) Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- ( ) Soil percolation tests have been conducted.
  - { } The results are valid until
  - { } Revised plans must be submitted prior to approval of the percolation tests.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
  - { } shall be valid until
  - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- ( ) All roads and parking areas should be surfaced with a dustless, bonding material.
- ( ) No health hazards are anticipated.
- ( ) Others

John J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)



BAITMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2566  
494-4500

PAUL H. RENCKE  
CHIEF

November 22, 1983

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Marie E. Ciekot, et al

Location: SE/Cor. Mace Avenue and Beck Street

Item No.: 93 Zoning Agenda: Meeting of October 18, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or        feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

- ( ) 2. A second means of vehicle access is required for the site.

- ( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

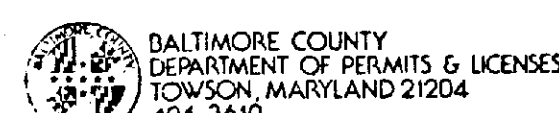
- ( ) 6. Site plans are approved, as drawn.

- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: John J. Forrest Noted and Approved: George M. Maganoff  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

12/22/83 84-158+



TED JAKSHI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 93 Zoning Advisory Committee Meeting are as follows:

Property Owner: Marie E. Ciekot, et al

Location: SE/Cor. Mace Avenue and Beck Street

Existing Zoning: D.L.

Proposed Zoning: Special exception for a service garage

Acres: 0.166

District: 15th.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Building and Code, and other applicable Codes.
- X B. A building/ & other miscellaneous        shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 1401, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s       .
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 1401.
- X I. Comments - Section 103.1 Amended appears applicable.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,  
Charles E. Burman  
Charles E. Burman, Chief  
Plans Review

CEB:ee

BAITMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 13, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: October 18, 1983

RE: Item No: 92 (93) 94, 95

Property Owner:

Location:

Present Zoning:

Proposed Zoning:

Dear Mr. Jablon:

The above items will not have an adverse effect on student population.

Very truly yours,

Wm. Fred Kirsch  
Department of Planning

WNP/lh

OCT 17 AM

ZONING DEPARTMENT



BAITMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

ARNOLD JABLON  
ZONING COMMISSIONER

December 22, 1983

John E. Bohlen, Jr., Esquire  
6708 Belair Road  
Baltimore, Maryland 21206

RE: Petition for Special Exception  
SE/corner of Mace Ave. and Beck St.  
15th Election District  
Marie E. Ciekot, et al - Petitioners  
NO. 84-158-X (Item No. 93)

Dear Mr. Bohlen:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

MAR 18 1984



JAMES S. SPAMER AND ASSOCIATES DIVISION OF  
JOHN E. HARMS, JR. AND ASSOCIATES, INC.  
Consulting Engineers - Surveyors  
8017 YORK ROAD, TOWSON, MARYLAND 21204  
(301) 823-8037  
(301) 823-8278

July 8, 1983

ZONING DESCRIPTION

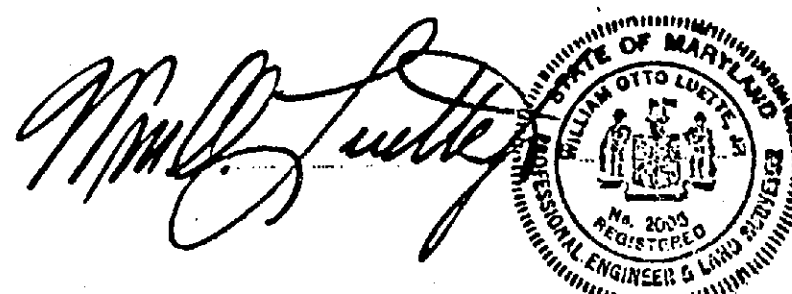
FOR  
No. 313 MACE AVENUE (at Beck Street)

Beginning for the same at the corner formed by the intersection of the southeast side of Mace Avenue 50 feet wide and the southwest side of Beck Street 50 feet wide, thence running along the southwest side of Beck Street, (1) southeasterly 145 feet to a 10 foot alley, thence along the northwest side of said 10 foot alley, (2) southeasterly 50 feet, thence parallel to Beck Street, (3) northwesterly 145 feet to Mace Avenue, thence along the southeast side of Mace Avenue, northeasterly 50 feet to the place of beginning.

Containing 7,250 square feet or 0.166 acres more or less.

Being Lot #20, Block "G" of a Section of Essex.  
WPC 3 Folio 15.

Known as 313 Mace Avenue.



PETITION FOR SPECIAL EXCEPTION

15th Election District

ZONING: Petition for Special Exception  
LOCATION: Southeast corner of Mace Avenue and Beck Street  
DATE & TIME: Tuesday, December 20, 1983 at 11:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Marie E. Ciekot, et al, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3373

ARNOLD JABLON  
ZONING COMMISSIONER

December 14, 1983

John E. Bohlen, Jr., Esquire  
6708 Belair Road  
Baltimore, Maryland 21206

Re: Petition for Special Exception  
SE/corner Mace Avenue and Beck Street  
Marie E. Ciekot, et al - Petitioners  
Case No. 84-158-X

Dear Mr. Bohlen:

This is to advise you that \$57.15 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON  
Zoning Commissioner

No. 124015

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 12-20-83 ACCOUNT 01-615-000

AMOUNT 57.15

RECEIVED John Bohlen, Jr.  
FROM 84-158-X Ciekot

FOR 1 Ck. 6 020\*\*\*\*\*571516 #208A

VALIDATION OR SIGNATURE OF CASHIER

November 22, 1983

John E. Bohlen, Jr., Esquire  
6708 Belair Road  
Baltimore, Maryland 21206

NOTICE OF HEARING

Re: Petition for Special Exception  
SE/corner Mace Avenue and Beck Street  
Marie E. Ciekot, et al - Petitioners  
Case No. 84-158-X

TIME: 11:00 A.M.

DATE: Tuesday, December 20, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner  
of Baltimore County

No. 121540

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

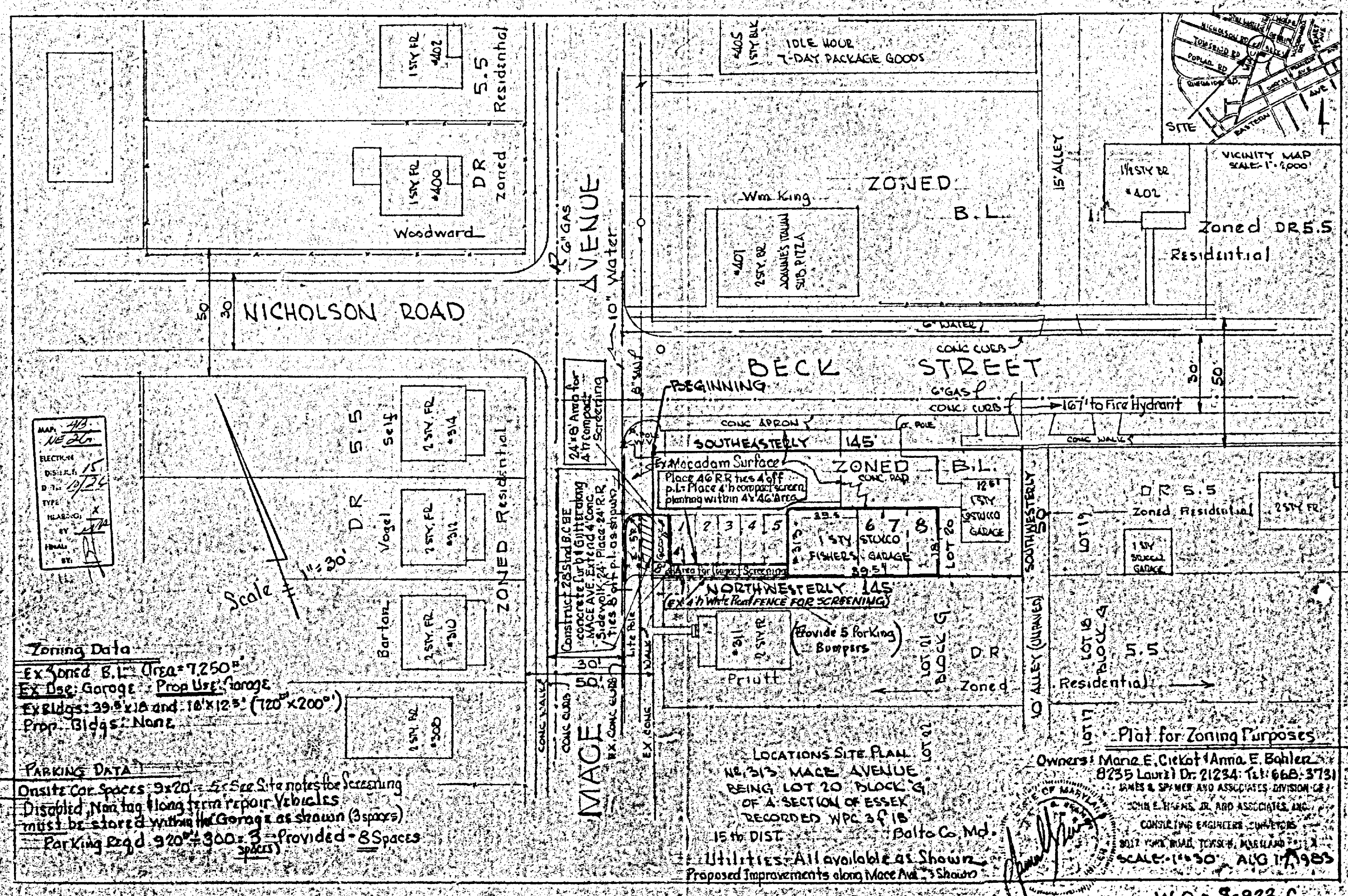
DATE 12/2/83 ACCOUNT R-01-615-000

AMOUNT \$100.00

RECEIVED John Bohlen  
FROM Special Exception for service garage  
FOR Ciekot/Bohlen 83

6 060\*\*\*\*\*1000010 8032A

VALIDATION OR SIGNATURE OF CASHIER



Petition For Special Exception

15th Election District

ZONING: Petition for Special Exception

LOCATION: Southeast corner of Mace Avenue and Beck Street

DATE & TIME: Tuesday, December 20, 1983 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

The Times

Middle River, Md., 12/30/83

This is to certify that the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 3rd day of

December, 1983

Charles J. Bohlen, Jr. Publisher.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 15 Date of Posting 12/2/83

Posted for: Petition for Special Exception

Petitioner: Marie E. Ciekot, et al

Location of property: SE/corner Mace Avenue and Beck Street

Location of Signposting: Intersection of Mace Avenue and Beck Street

Remarks: Item 2 - Admonition

Posted by: Arnold J. Bohlen Date of return: 12/2/83

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 1, 1983

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once each week

of one time before the 20th

day of December, 1983, the first publication

appearing on the 1st day of December

1983.

THE JEFFERSONIAN,

Franklin J. Bohlen, Jr. Manager.

Cost of Advertisement, \$... 22.75

